



Listening Learning Leading

South Oxfordshire Strategic Housing Land Availability Assessment

Appendix 4: Chalgrove

July 2013

CHALGROVE

Settlement	Chalgrove
Site Reference	CHAL1
Other useful references	None
Site address	Land west of Marley Lane
Planning history	No relevant planning history
Site size (hectares)	2.1
Site description and current uses	Open field used for pastoral farming, mainly sheep grazing. Site is positioned between the B480 and High Street. Although relatively flat the site undulates throughout.
Site boundaries	Much of the site is surrounded by a 2 metre fence which is topped with barbed wire. Along some boundaries are hedges of varying densities.
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Residential to the East • Roads to the North and South • Listed building to the South East corner of the site.
Suitability for housing	
Policy restrictions	The proposed site would be on the edge of Chalgrove. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process
Suitability	Site is considered suitable in principle as it has no overriding constraints.
Availability and Achievability	
Availability	Site has not been submitted for development through the plan making process so deliverability is unknown.
Achievability	Unknown
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.

CHALGROVE

Settlement	Chalgrove		
Site Reference	CHAL2		
Other useful references	Site submission 68		
Site address	Land west of Mill Lane		
Planning history	P61/M0782	Site for dwellings	Refused
	P90/N0854	Buildings for Hay and Stock	Withdrawn
Site size (hectares)	0.9		
Site description and current uses	Scrubland - does not appear to be currently used except for some tipping.		
Site boundaries	<ul style="list-style-type: none">Strong leylandii hedge with property along the northern boundary.Stream and a few trees to the East.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Agriculture to the South, East and West.Residential to the North.		
Suitability for housing			
Policy restrictions	The proposed site would be on the edge of Chalgrove. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Intention known through site submission 68.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

CHALGROVE

Settlement	Chalgrove
Site Reference	CHAL3
Other useful references	Site submission number 067
Site address	Land rear of Langley Hall, Mill Lane
Planning history	No relevant planning history
Site size (hectares)	15.3
Site description and current uses	Agricultural field with a road down the western boundary. Footpath connecting site to main settlement, road access only down Mill Lane.
Site boundaries	No strong boundaries but stronger to the east along the brook.
Surrounding land uses and character of surrounding area	Housing and Agriculture
Suitability for housing	
Policy restrictions	The proposed site would be on the edge of Chalgrove. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.
Physical problems or limitations	<ul style="list-style-type: none"> • Transport assessment to be completed, if appropriate, through the plan making process • Approximately 3ha of the site is within flood zones 2 and 3.
Suitability	Site is considered not suitable in principle as it is separated from existing residential by flood zone 3.
Availability and Achievability	
Availability	Intention known through site submission 67
Achievability	Unknown
Overall assessment of the site	Site is available but is considered unsuitable in principle. The development of this site however will also be considered through the plan making process, during which its acceptability will be judged by comparison with other potentially suitable sites.

CHALGROVE

Settlement	Chalgrove		
Site Reference	CHAL4		
Other useful references	Site Submission 249		
Site address	Land adjacent to Berrick Road		
Planning history	P49/M0359	Bungalow for agricultural worker	Approved
Site size (hectares)	3.1		
Site description and current uses	An open pastoral agricultural field on the edge of the village.		
Site boundaries	<ul style="list-style-type: none">Hedgerows to the SouthRemaining boundaries open with a few trees to the North.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Agriculture and to the South, East and WestResidential to the North		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">The proposed site would be on the edge of Chalgrove. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none">Approximately 0.4ha of site is within flood zones 2 and 3Transport assessment to be completed, if appropriate, through the plan making process		
Availability	<ul style="list-style-type: none">Eastern part of site has had intention made known by landowner through site submission 102.Availability of Western part unknown.		
Suitability	Site is considered not suitable in principle as it is separated from existing residential by flood zone3.		
Availability and Achievability			
Achievability	Unknown		
Overall assessment of the site	Site is available but is considered unsuitable in principle. The development of this site however will also be considered through the plan making process, during which its acceptability will be judged by comparison with other potentially suitable sites.		

CHALGROVE

Settlement	Chalgrove		
Site Reference	CHAL5		
Other useful references	Site Submission 102		
Site address	Land adjacent to Berrick Road		
Planning History	P99/N0300/LD	Use of an outbuilding for commercial storage of dairy produce and associated office.	Certificate of Lawful Use
	P92/N0538	Erection of conservatory	Permitted
	P89/N0285	Single and two storey extensions and alterations.	Permitted
	P80/N0267	Extension	Permitted
	P69/M0557	Private garage and Workshop	Permitted
	P68/M0445	Erection of buildings as a foodstore, workshop and agricultural buildings	Permitted
	P66/M0680	Extension and access	Permitted
Site size (hectares)	0.9		
Site description and current uses	An open pastoral agricultural field on the edge of the village.		
Site boundaries	<ul style="list-style-type: none">• Hedgerows to the South• Remaining boundaries open with a few trees to the North.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Agriculture and to the South, East and West• Residential to the North		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• The proposed site would be on the edge of Chalgrove. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none">• Approximately 0.4ha of site is within flood zones 2 and 3• Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered not suitable in principle as it is separated from existing residential by flood zone3.		
Availability and Achievability			
Availability	<ul style="list-style-type: none">• Eastern part of site has had intention made known by landowner through site submission 102.		

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	<ul style="list-style-type: none">• Availability of Western part unknown.
Achievability	Unknown
Overall assessment of the site	Site is available but is considered unsuitable in principle. The development of this site however will also be considered through the plan making process, during which its acceptability will be judged by comparison with other potentially suitable sites.

CHALGROVE

Settlement	Chalgrove		
Site Reference	CHAL6		
Other useful references	Submitted site 291		
Site address	Land south of The Grange, Berrick Road		
Planning history	P06/W0234	Two storey side extension and new porch to front	Approved
	P05/W0283	Two storey side extension and new porch to front	Approved
	P99/N0684	Single storey garage for four cars	Approved
	P99/N0473	Replacement of single storey garage/utility area and replacement of conservatory addition by two storey extension	Approved
	P99/N0470	Single storey garage for three cars	Approved
Site size (hectares)	2.3		
Site description and current uses	Grass field, part of site is used to host Chalgrove Midsummer Ball		
Site boundaries	<ul style="list-style-type: none">Roads border the West and South of the site.'The Grange' (residential) is to the NorthAgriculture to the East		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Agriculture to the South, East and WestResidential to the North		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">The proposed site would be on the edge of Chalgrove. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none">Site borders flood zones 2 and 3 (overlaps by approximately 0.01ha on Northern edge of site).Legally protected European Water Voles on the site.Area to south of site is Gas Pipe Consultation Zone.Transport assessment to the completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Site has had intention made known by landowner through site submission 291.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable and is available. Any development of this site however will be considered		

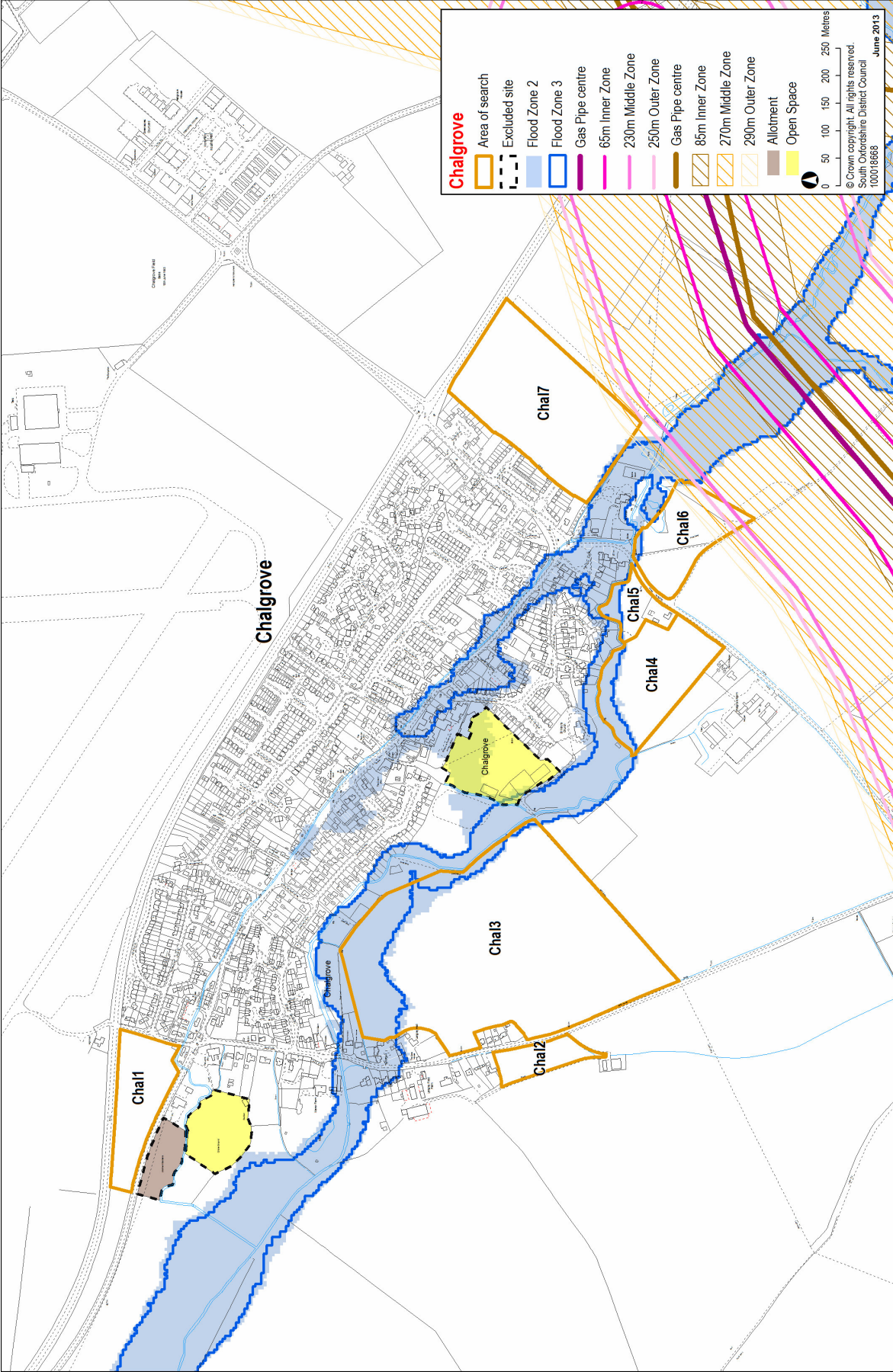
CHALGROVE

	through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.
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CHALGROVE

Settlement	Chalgrove
Site Reference	CHAL7
Other useful references	Site Submission 243
Site address	Land south east of Farm Close and Chiltern Close
Planning history	None
Site size (hectares)	6.3
Site description and current uses	Open arable field directly behind housing development, accessed only via a footpath, which is wide enough for single vehicle access.
Site boundaries	<ul style="list-style-type: none"> • Western boundary adjoins existing residential development. • Northern boundary is the main road • Southern boundary adjoins with The Grange (residential). • Eastern boundary agriculture.
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Residential to South and West • Agriculture to North and East.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • The proposed site would be on the edge of Chalgrove. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.
Physical problems or limitations	<ul style="list-style-type: none"> • Borders flood zones 2 and 3 (overlaps by approximately 0.09ha of the most southerly part of site). • Transport assessment to be completed, if appropriate, through the plan making process
Suitability	Site is considered suitable in principle as it has no overriding constraints.
Availability and Achievability	
Availability	Intention known through site submission 243 and SHLAA form.
Achievability	Unknown
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.

CHALGROVE



هذه الوثيقة متاحة باللغة العربية عند الطلب
Arabic

এই ডকুমেন্ট অনুরোধে বাংলায় পাওয়া যায়।
Bengali

ਇਹ ਦਸਤਾਵੇਜ਼ ਮੰਗ ਕੇ ਪੰਜਾਬੀ ਵਿਚ ਵੀ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।
Punjabi

درخواست پر یہ دستاویز اردو میں بھی مل سکتی ہے۔
Urdu

本文件可以應要求，製作成中文 (繁體字) 版本。
Chinese

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Policy Team
01491 823725 or email
planning.policy@southoxon.gov.uk**



Listening Learning Leading

Planning Policy Team
Benson Lane, Crowmarsh Gifford
Wallingford OX10 8NJ
Tel: 01491 823725 Fax: 01491 823727
Email: planning.policy@southoxon.gov.uk